



TOWN OF ENFIELD

ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

AAA# 125 – 10 Duff Drive, Enfield, CT 06082 – Map 068/Lot 0009

Addition of a 264 Square Foot Shed Addition

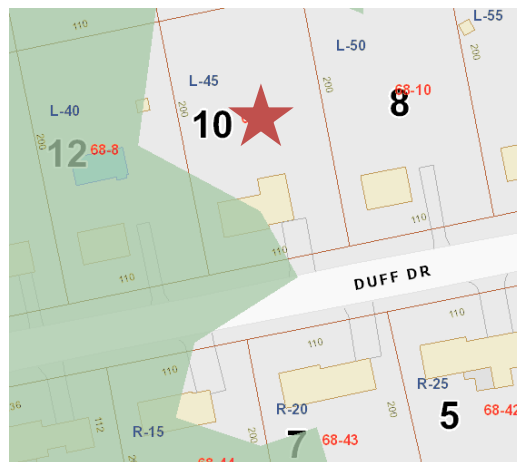
STAFF REPORT

September 8, 2020

BACKGROUND

This is an Agent Approval application for an Inland Wetlands and Watercourses Permit to construct a 12' x 22' single story single bay garage addition. The foundation and floor will be poured concrete. This requires an application because the proposed location of the shed is within the Upland Review Area (URA).

The USDA Soil Survey and the CRCOG GIS Mapping Service shows that the location of the proposed garage addition is in a Udorthents-Urban Land Complex soil type which is a well-drained soil type.



Please refer to the site plan, CRCOG GIS Image, and the USDA Soil Survey Image attached to this application.

Per Section 2 - Definitions, all areas within 100-feet of the boundary of such wetlands or watercourses are a **regulated activity**.

Per Section 12 – Action by Duly Authorized Agent, the Enfield Inland Wetlands and Watercourses Agency delegates to the duly authorized agent approval authority for sheds and garages under 800 sq. ft.

Page 1 of 4



TOWN OF ENFIELD

STAFF COMMENTS

- John Cabibbo, Assistant Town Engineer, and Raymond Steadward, Chief Building Official, had no comments related to this application at this time.

RESOLUTION

MOTION TO APPROVE THE WETLANDS PERMIT FOR AAA# 125 – 10 Duff Drive - Application for a permit to construct a 12' x 22' single story single bay addition as referenced on the plot plan provided by the applicant dated September 4, 2020; Brian Embacher, Owner; Map 068/Lot 0009; R-33 Zone. (DoR: 10/06/2020).

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a "business day" is a day when the Town Hall is open for business.
5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction,

Page 2 of 4



TOWN OF ENFIELD

encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;

10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.
17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;

Page 3 of 4



TOWN OF ENFIELD

19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS

1/1 "Plot Plan – 10 Duff Drive," prepared by the Applicant; Dated 09/04/2020.

DATED this day 8th day of September 2020.